



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
DECEMBER 9, 2021  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Antonio Wood, Administrative Assistant  
Porshia Williams, Assistant Director, Department of Sustainable Development  
Rhonda Hasan, Assistant City Attorney  
Marco Aguilera, Code Compliance Officer  
Stephanie Bass, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Paulette DelGrosso, Code Compliance Officer  
Darrin Emmons, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
James Fetter, Code Compliance Officer  
Anthony Flores, Code Compliance Officer  
Manuel Garcia, Sr. Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspections Officer  
Bryan Lopez, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Wilson Quintero, Sr. Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Reginald White, Code Compliance Supervisor

**Respondents and witnesses**

CE21050916; CE21050919; CE21050920: Gloria Pradines  
CE21100454: Richard Treimanis  
CE21100757; CE21100898: Deborah Wysocki  
CE21100450; CE21100452: Zinaida Petylar; Ananda Bonaldo  
CE21090523: Andrei Sagdeev  
CE21090803; CE21080428: Andres Vlaics  
CE21100304: Claude Franklin Tice  
CE21100381: Jack Lepselter  
CE21030256: Lisandra Esterez  
CE20121077: Joseph Andrusier  
FE21040025: Trent Turner  
CE21071115: Sandra Murgia  
FC21100005: Alberto Polanon  
CE21040220: James Houston  
CE21010669: Hubert Smith  
CE21100250: Jordan Brown

CE21070957: Umberto Rego  
CE21040243: Jonathan Yellin  
CE21100762: James Nelson  
CE21100456: Emil Nikezic  
CE21050737: Maurice Walker  
CE21100455: Thomas Dougherty  
CE21080924: James Parado, attorney; Ela Hernandez, attorney  
CE21050861: Andrew Jimenez  
FC21110002: Michael Pizzi, attorney  
CE21070162: Nancy Elder  
CE20030545: John Bertelsen  
CE21050771: Rosa Benavente  
CE20120191: Arlene Esin  
CE21060215: Chadi Bleibel  
CE21020829: Steven Zimmerman  
CE08101048; CE08101049: Joseph Castiglione; Robert Mignacca

CE20020244: Guerdie Joseph Alexis; Maurice Walker  
CE21070976: Kohn Malec; Chancey Gallon; Robyn  
Gallon  
SE21090171; SE21090170: Melanie Alston; Nigel Alston  
CE21050799: Steven Booter  
CE21071043: Robert Mercurio  
CE21060328: Reginald Moncrief  
CE21030814: Bernard Jackson  
CE21050322: Jared Liss  
CE21100954: Benjamin Olive; Kristy Armada  
Zohar Peleg; Randy Thomas; Richard Haeisher; Elaine  
Costa  
CE21100452: Zinaida Petylar; Amanda Bonaldo  
CE21070250: Linda Gibson; Jonathan Walker  
SE21090357: Gary Kalb

CE02110082: Maria Vaca  
CE08021407: Robert Brown; Karmen Roberto; Marcang  
Kamelof  
CE21080284: Nalene Baker; Tamara Davis  
CE21050519; CE21050522: Shlomo Nahmias; Avi  
Nahmias  
CE19091003: Kevin Corrigan  
CE21050360: Margarita Garcia; Andrew Schein  
BE20080077: Ira Epstein; Louis Zaretsky  
CE21071008: Monica Valencia

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:02 A.M.

**Case: CE20121077**

806 NW 8 AVE  
NESS PAPER INDUSTRIES LLC;  
%SHALOM ANDRUSIER

This case was first heard on 3/25/21 to comply by 4/4/21, 4/15/21 and 4/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,275 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance.

Joseph Andrusier said they were maintaining the property now. He stated it had been difficult to keep up with maintenance. Officer Caracas said this week, there were derelict vehicles parked on the property and there was trash on the property again. Mr. Andrusier noted issues that made it difficult to keep the property clean and said they were keeping up. Julio Davila, Code Compliance Supervisor, said the violations had recurred and the property would be re-cited.

Ms. Flynn imposed a fine of \$9,500 for the time the property was out of compliance.

**Case: CE21030814**

1719 NW 18 ST  
JACKSON, BERNARD EMANUEL;  
JACKSON, CHRISTINE C

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Bernard Jackson said he had done what the officer told him he needed to. He explained he had a disability with his right hand. He stated nothing was stored outside.

Ms. Flynn imposed the \$4,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100304**

736 NE 16 ST

Citation

TICE, CLAUDE FRANKLIN

This case was first heard on 10/14/21 to comply by 10/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Claude Franklin Tice said he lived out of state and had not filed an appeal.

Ms. Flynn imposed the \$5,000 fine.

**Case: CE21090523**

427 W SUNRISE BLVD  
CITYFLATS LLC

Service was via posting at the property on 11/16/21 and at City Hall on 11/24/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO SOFFITS.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-20.20.(H) **COMPLIED**

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA IS REQUIRED TO BE RESURFACED AND RESTRIPE.

47-19.4.b.1.

THERE IS A DUMPSTER AT THIS PROPERTY THAT IS NOT STORED PROPERLY. WHEN NOT AT CURBSIDE FOR COLLECTION, THE DUMPSTER MUST BE POSITIONED ON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE WITH THE SMALLER SIDE OF THE CONTAINER FACING THE PUBLIC RIGHT-OF-WAY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andrei Sagdeev, property manager, agreed to comply but requested 60 days because the work required a permit.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.b.1. within 63 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

**Case: CE21080428**

1234 NE 5 TER  
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 11/04/21 and at City Hall on 11/24/21.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-276(c)(3)  
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

9-308(b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-314 **COMPLIED**  
THE CHAIN LINK FENCE IS BEING USED TO HANG AND DRY CLOTHES.

18-4(c) **COMPLIED**

Officer Oakes presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Andres Vlaics, property manager, agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE21090803**

500 SW 18 AVE  
DRAGOSLAVIC, GORAN G

Service was via posting at the property on 11/10/21 and at City Hall on 11/24/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. OVERGROWN PLANTS ENCROACHING ONTO THE SIDEWALK.

9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE LAWN AND SWALE ARE IN POOR CONDITION. THERE ARE BARE MUDDY AREAS THROUGHOUT THE PROPERTY AND SWALE.

9-280(h)(1)

THE WOODEN AND CHAIN LINK FENCES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS BROKEN, POLES MISSING, WOODEN FENCE FALLING APART AND THE CHAIN LINK FENCE IS ENCROACHING ONTO THE SIDEWALK.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A DERELICT GRAY COLORED CAR AND A RED TRAILER IS ON THE SWALE. THE DRIVEWAY HAS CRACKS AND HOLES AND IS NOT WELL PAVED AND IN DUSTLESS CONDITIONS.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS SINGLE-FAMILY RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS ON THE PROPERTY INCLUDING CAR PARTS AND MISCELLANEOUS ITEMS STORED OUTDOORS THROUGHOUT THE PROPERTY.

18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS STORED UNDER THE CARPORT INCLUDING CAR PARTS, A DERELICT VEHICLE AND A COVER OVER THE CARPORT ENTRANCE FROM THE DRIVEWAY.

9-308(b)

THERE IS DEBRIS, TRASH, OR OTHER ELEMENTS WHICH ARE NOT PERMANENT ON THE ROOF. THE EDGE OF THE ROOF IS STAINED AND/OR DIRTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWN PLANTS AND TRASH, RUBBISH AND DEBRIS PRESENT ON THIS PROPERTY.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Andres Vlaics, property manager, agreed to comply, but requested more than 49 days. He said the tenant was denying access to the property to address the violations and they must evict him. Officer Quintero wanted to keep the deadline at 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE21050919**

706 NW 1 AVE

BLUE RIVER REALTY LLC

Service was via posting at the property on 11/16/21 and at City Hall on 11/24/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21010699 , CE-19081425) WHETHER OR NOT IT COMES INTO

COMPLIANCE BEFORE THE HEARING.

9-280(h)(1)  
THE CHAIN LINK FENCE LOCATED ON THE VACANT LOT IS IN A STATE OF  
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS  
WHERE THE SUPPORT BAR IS DETACHED FROM THE CHAIN LINK AND IS RUSTED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Gloria Pradines agreed to comply within 35 days. Officer Caracas asked Ms. Pradines to contact him regarding the violations and how to comply and she agreed.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21050920**

708 NW 1 AVE  
BLUE RIVER REALTY LLC

Service was via posting at the property on 11/16/21 and at City Hall on 11/24/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR  
ITS SWALE. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE  
PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION  
(CE-19081394, CE-17070211) WHETHER OR NOT IT COMES INTO COMPLIANCE  
BEFORE THE HEARING.

9-280(h)(1)  
THE CHAIN LINK FENCE LOCATED ON THE VACANT LOT IS IN A STATE OF  
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS  
WHERE THE SUPPORT BAR IS DETACHED FROM THE CHAIN LINK AND IS RUSTED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Gloria Pradines agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21050916**

15 NW 7 ST  
BLUE RIVER REALTY LLC

Service was via posting at the property on 11/16/21 and at City Hall on 11/24/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY  
AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE  
PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION  
(CE-19081392) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE  
HEARING.

9-280(h)(1)

THE CHAIN LINK FENCE LOCATED ON THE VACANT LOT IS IN A STATE OF DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS WHERE THE SUPPORT BAR IS DETACHED FROM THE CHAIN LINK AND IS RUSTED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Gloria Pradines agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE21040220**

1011 NW 14 ST  
HOUSTON, JANIE & JAMES

This case was first heard on 8/26/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

James Houston, owner, said he had been hospitalized, affecting his ability to do the work and delaying compliance.

Porshia Williams recommended a 35-day extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: CE21100455**

Citation

1516 SW 25 ST  
DOUGHERTY, THOMAS; DOUGHERTY, ELIANA

This case was first cited on 10/15/21 to comply by 10/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Thomas Dougherty, owner, said he had not filed an appeal but had filed the needed documents to comply the violation. Officer Champagne said the application had been filed, but it had been rejected because the owner had not paid the City or Broward County tax. Mr. Dougherty said he had recently renewed the State of Florida and Broward County requirements. Officer Champagne recommended removing the ad to stop the fines.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080924**

3021 NW 19 ST  
AUER DA FA LLC % FAMILY DOLLAR;  
ATTN: LEASE ACCOUNTING ST #30486

This case was first heard on 10/12/21 to comply by 10/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Ela Hernandez, attorney, said she had recent photos showing the litter had been cleaned up and the property was now in compliance. Ms. Flynn said Officer Garcia must reinspect to confirm compliance. Officer Garcia said a cleaning company cleaned the Property on Tuesdays, but hours after the cleaning, the property was filled with litter again.

Ms. Flynn imposed the \$5,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE21050861**

501 NW 8 AVE  
ANDREW JIMENEZ REV TR;  
JIMENEZ, ANDREW TRUSTEE

This case was first heard on 9/30/21 to comply by 10/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bryan Lopez, Code Compliance Officer, recommended vacating the previous order and granting a 90-day extension because the City was working on the sidewalk.

Andrew Jimenez, owner, agreed,

Ms. Flynn vacated the previous order dated 9/30/21 and granted a 90-day extension, during which time no fines would accrue.

**Case: FC21110002**

5320 NW 9 AVE  
DEZER POWERLINE OUTPARCEL LLC

Service was via posting at the property on 11/19/21 and at City Hall on 11/24/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:4.5.8.6 , FFPC 6th  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN  
ACCORDANCE WITH THE CODE.

NFPA 101:7.10.5.2.1,  
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.9.2.1, FF  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

1:13.3.1.1, FFPC 6th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Michael Pizzi, attorney, said the building had been closed and vacant for many years. He said they were scheduling appointments with a fire alarm/inspection company.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE21070162**

Citation

2070 NE 63 ST  
ELDER, NANCY

This case was first cited on 7/22/21 to comply by 7/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Nancy Elder, owner, said she had not filed an appeal.

Ms. Flynn imposed the \$3,400 fine.

**Case: CE20090861**

Request For Extension

3022 NE 26 ST  
FENSTER, JEFFREY M

This case was first heard on 2/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,500.

Anthony Flores, Senior Code Compliance Officer, said the permit was still out for corrections.

The contractor indicated they were awaiting approval for the seawall from the Army Corps of Engineers. He requested 120 days. He informed Stephanie Bass, Code Compliance Supervisor, they had submitted the application on 4/19/21. Supervisor Bass noted the respondent had already been granted over 200 days of extensions. She recommended a 77-day extension and requiring the respondent to attend the 2/24/22 hearing.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/24/22 hearing.

**Case: CE20030545**

1541 NW 5 AVE  
BERTELSEN, JOHN CROSBY IV

This case was first heard on 6/24/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,725 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

John Bertelsen, owner, said someone from the City had visited the property and he thought she approved the work done and the property was in compliance. He requested an extension until the end of January.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE21100954**

Administrative Hearing - Appeal - Citation

1818 SE 10 ST  
HUTCHINGS, BARBARA J EQLE;  
HUTCHINGS, JAMES L EST

Evan Oakes, Code Compliance Officer, testified that the property had been cited on 10/29/21, to comply by 10/29/21. The property was in compliance and fines had accrued to \$15,300. He recommended imposition of the fines.

Benjamin Olive, attorney, said the day prior to the citation, Senior Code Compliance Officer Koloian had visited the property and determined there was no violation at the event. He said this had been a Boat Show event on Thursday and Friday, but was not a commercial event. He confirmed that valet service had been offered at no charge. Mr. Olive said, "Someone, seemingly with a personal relationship to Ben Sorensen, our commissioner, had sent an email to Porshia Williams saying, 'cite the property.'"

Ms. Hasan asked that Mr. Olive's argument be struck because participants were present to testify.

Mr. Olive continued that the Code did not allow the City to impose a \$15,000 fine; the City was specifically limited to \$225 for this type of fine. Ms. Hasan stated Ms. Williams could explain "why the directive was made." Ms. Williams said she

had a list of complaints from Commissioner Sorensen's office and the community and City procedure was to open a code case when a complaint was received. She had noticed that the owners of the property had a business tax license on the property and tried unsuccessfully to contact the agent. She had also contacted Cash Patel, the owner of the valet service, and the City's Department of Transportation and Mobility to determine if a temporary valet permit had been issued. It had not. She explained that Chapter 11 allowed a \$15,000 citation to be issued for violations that were irreparable or irreversible. Mr. Patel had indicated the event would continue Friday, Saturday and Sunday. She had informed Mr. Patel that the fine would accrue until the violation ceased and Mr. Patel indicated the valet service would cease after the event ended. Ms. Williams stated she had asked Major Schultz to accompany Officer Oakes to the property to prevent the valet service from continuing to block the neighborhood.

Mr. Olive questioned Ms. Williams, and she said she had not spoken with Officer Koloian regarding this. Mr. Olive referred to an email Ms. Williams received from Major Schultz, in which he indicated that it had been determined the day before that there was no violation. Ms. Hasan said the citation was not for Thursday, it was for Friday.

Mr. Olive said it was the owner's position that as a matter of law, this was not an irreversible irreparable issue, such as a tree removal. He recalled a case months ago when a similar event had occurred and Julio Davila, Code Compliance Supervisor had informed the Special Magistrate that such a fine could not be imposed. Ms. Hasan objected, noting the City had issued other citations for \$15,000 for irreparable, irreversible violations.

Mr. Olive questioned Officer Oakes about Officer Koloian visiting the property on Thursday and Ms. Flynn stated she thought the party started on Friday and that could explain why Ms. Koloian did not note a violation on Thursday. Ms. Flynn sustained Ms. Hasan's objection.

Mr. Olive resumed questioning Officer Oakes, who said he had not personally shut down any parties. Ms. Hasan objected for relevance. Officer Oakes stated he had been "dispatched out there to write the citation for the irreversible, irreparable offense."

Mr. Olive said the City had no authority to impose a \$15,000 fine for this violation because it was not irreversible, irreparable; Code Enforcement could have shut the party down. The maximum fine was \$225 for a contested violation.

Ms. Hasan asked about the second citation, which related to the valet parking. Mr. Olive said the City should have allowed for corrective action, but this was not done.

Ms. Hasan said the City had erroneously been informed that there was a permit for the valet on Thursday. She stated there was no requirement for the City to shut something down before a citation was issued. She said both City Code and State Chapter 162 allowed the imposition of a \$15,000 fine in the case of an irreversible, irreparable violation. Ms. Hasan said the party had continued for three days and there had been complaints from the community. She stated this was a commercial activity being run by Hollman Motor Cars and the City citation was for the irreversible, irreparable violation.

Supervisor Davila asked if anyone involved with the event was present and Mr. Olive stated the flyer indicated the dates but he was not a witness.

Ms. Hasan indicated Ms. Flynn had discretion to change the fine amount.

Ms. Flynn asked the City's rationale for considering this an "irreparable" violation. Ms. Hasan said there was no due process; this was a finite event so there was no ability to allow time to comply, post notices and bring the case to a Magistrate.

Ms. Flynn found that the valet service operated without a permit and that this had been a commercial land use and that the nature of the party was such that it would be "irreparable, impractical to have the time to bring this to hearing before the party was over." She noted the owners could have stopped the party themselves.

Ms. Flynn reduced the total fine to \$2,500.

**Case: CE21040243**

2424 SE 17 ST

VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 7/29/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fines.

Jonathan Yellin, attorney, said the association had significant projects in process in order to comply with the 40-year inspection. He requested 90 days. Officer Quintero objected to any extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: FC21040025**  
880 W SUNRISE BLVD  
FIRST COAST ENERGY LLP

Request for Extension

This case was first heard on 6/8/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, reported the structure had been demolished and recommended reducing the fines to \$1,000

Trent Turner agreed to the fine reduction.

Ms. Flynn reduced the fine to \$1,000.

**Case: CE21050799**  
1492 HOLLY HEIGHTS DR  
1492 HOLLY HEIGHTS LLC

This case was first heard on 8/26/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,450 and the City was requesting the full fine be imposed.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines. He said administrative costs totaled \$626.

Steven Booter said their mail had not been updated to a new address, so they were unaware of the violations until a tenant provided the posted notice. He noted other issues that had caused delays in compliance.

Ms. Flynn imposed administrative costs of \$626.

The following two cases were heard together:

**Case: SE21090170**  
1416 NW 3 CT  
MELANIE ALSTON HOLDINGS; THREE LLC

Administrative Hearing - Appeal

VIOLATIONS: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

**Case: SE21090171**  
1414 NW 3 CT  
MELANIE ALSTON HOLDINGS; THREE LLC

Administrative Hearing - Appeal

VIOLATIONS: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 9/13/21 and the trash remained on 9/15/21. The City had subsequently removed the trash on 9/17/21.

Nigel Alston said the trash had been dumped by someone else and as soon as they were aware of it, they had removed it.

Melanie Alston, owner, said they maintained the property and as soon as they were aware of the trash, they had paid someone to remove it. She requested a fine reduction. Officer Quintero explained that photos showed the City had removed the trash, not the owners.

Ms. Flynn denied both appeals.

**Case: CE21050322**

Ordered To Reappear

1809 SW 22 ST  
M & M REAL ESTATE 1809 LLC

This case was first heard on 8/26/21 to comply by 9/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$3,400.

Darrin Emmons, Code Compliance Officer, requested a finding of fact and no fines.

Jared Liss stated he had asked the City to repair the sidewalk and this was causing the sod issues on his property.

Reginald White, Code Compliance Supervisor, said Public Works could not provide a date for sidewalk repair. This was why they had advised no fines.

Ms. Flynn found for the City that the violations had existed as cited and imposed no fines.

**Case: CE21070976**

1320 NW 8 AVE  
MALEC, JOHN J

Service was via posting at the property on 11/13/21 and at City Hall on 11/24/21.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-308(a) **WITHDRAWN**

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(f) **COMPLIED**

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED

IN PROPER WORKING ORDER.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Kohn Malec, owner, said most of the work had been done.

Chancey Gallon, tenant, had a letter from Legal Aid regarding the roof collapsing in July 2016. The letter informed Mr. Malec that they would cease paying rent if the violations were not complied. He said these violations had existed for almost a year and he wondered why Mr. Malec was not already being charged a fine.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: FC21100005**

977 NW 53 ST  
961 NW 53 LLC

Service was via posting at the property on 11/19/21 and at City Hall on 11/24/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:43.1.6.1, FFPC 6th  
STORAGE, HANDLING, AND MIXING OF FLAMMABLE AND COMBUSTIBLE LIQUIDS  
SHALL MEET ALL THE APPLICABLE REQUIREMENTS OF NFPA 30 AND 43.1.6.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE21050771**

561 NW 17 PL 1-2  
BENAVENTE, ROSA NAYTE

This case was first heard on 9/14/21 to comply by 9/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Rosa Benavente, owner, said the property had been in compliance days before Officer Oakes reinspected and requested a fine reduction

Ms. Flynn imposed a fine of \$400 for the time the property was out of compliance.

**Case: CE21100452**

1305 NE 3 AVE  
SONNMON HOLDINGS LLC

Citation

This case was first cited on 10/15/21 to comply by 10/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Patrice Jolly, Code Compliance Officer, said the violation remained and recommended imposition of the fines.

Zinaida Petylar, said she was unaware she could file for an appeal. She said she had filed all of the paperwork for the vacation rental. Officer Jolly advised Ms. Petylar to remove the ads to prevent the fine from accruing.

Ms. Flynn imposed the \$7,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100450**

Citation

408 SE 12 CT 1-4

PETLYAR, BRIAN; PETLYAR, ZINAIDA

This case was first cited on 10/14/21 to comply by 10/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, said the violation remained and recommended imposition of the fines. He advised Zinaida Petylar to remove the ad to prevent the fines from accruing.

Ms. Flynn imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100250**

Citation

1100 NE 5 TER

ASL 1100 LLC

This case was first cited on 10/9/21 to comply by 10/19/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,750 and the City was requesting the full fine be imposed. No appeal had been received.

Evan Oakes, Code Compliance Officer, recommended imposition of the fines.

Jordan Brown, property manager, stated he had not filed an appeal. He said he had never been sent a copy of the citation.

Ms. Flynn imposed the \$5,750 fine.

**Case: CE21100454**

Citation

301 NE 15 ST

TREIMANIS, RICHARD L

This case was first cited on 10/16/21 to comply by 10/31/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Richard Treimanis, owner, said he was not aware he could appeal, but that he was working on getting the certificate.

Ms. Flynn imposed the \$7,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE21030256**

Vacate Order Imposing the Fine Dated 7/29/2021

801 NE 62 ST

FIRTH PROPERTIES 899 NE 62ND LLC

This was a request to vacate the order imposing the fine dated 7/29/2021 and close the case.

Lisandra Esterez, representative, agreed.

Ms. Flynn vacated the order imposing the fine dated 7/29/2021 and closed the case.

**Case: CE21060328**

1701 NW 8 CT  
PEACEFUL ZION MISSIONARY BAPTIST;  
CHURCH OF FORT LAUDERDALE INC.

This case was first heard on 9/30/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$325 and the City was requesting the full fine be imposed.

Evan Oakes, Code Compliance Officer, said the respondent had been present earlier but had been taken ill and left the meeting. He recommended imposition of the fines.

Ms. Flynn imposed the \$325 fine.

**Case: CE20120191**

Request For Extension

1345 NE 15 AVE  
ESIN, JOHN & ARLENE

This case was first heard on 9/14/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Paulette DelGrosso, Code Compliance Officer, said the owners were working toward compliance and recommended a 35-day extension.

Arlene Esin, owner, agreed to the extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: SE21090357**

Administrative Hearing - Appeal

1915 NE 31 AVE  
STAWARTZ, THOMAS A &;  
STAWARTZ, DARYL B

VIOLATIONS: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 9/21/21 and the trash remained on 9/23/21. The City had subsequently removed the trash on 9/24/21.

Gary Kalb said they had a trash removal service for the property. He stated they were unaware of the violation.

Ms. Flynn denied the appeal.

**Case: CE21100456**

Citation

3333 NE 33 ST  
GALT II LLC

This case was first cited on 10/15/21 to comply by 10/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, said the property was still in violation and recommended imposition of the fines.

Emil Nikezic said he had not filed an appeal.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE20020244**

Request For Extension

1312 NW 15 TER  
ALEXIS, GUERDIE JOSEPH

This case was first heard on 6/24/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,100.

Maurice Walker said the material had been delayed and requested an extension to have the work done.

Bovary Exantus, Code Compliance Officer, did not object to the extension request.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE21050737**

3431 JACKSON BLVD  
MORRIS, DIONNE; WALKER, MAURICE F

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,075 and the City was requesting the full fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fines. He added that Mr. Walker was very difficult to talk to and Officer Quintero had called security.

Maurice Walker, owner, described his efforts to evict the tenant. He discussed problems with his permit application, stating the City had lost his survey and voided the application. Mr. Walker noted he was about to change the driveway and would need to dig up the grass to do so. Officer Quintero noted the violations in this case related to vehicles parking all over the lawn.

Ms. Flynn imposed the \$5,075 fine.

**Case: CE21010669**

1013 NW 11 CT  
SMITH, HUBERT E

This case was first heard on 4/29/21 to comply by 6/3/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,475 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing the fine to \$248.

Hubert Smith, owner, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$248 for the time the property was out of compliance.

**Case: CE21100762**

Citation

2620 NW 19 ST  
SHOPS OF 19TH STREET LLC

This case was first cited on 10/24/21 to comply by 10/25/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, said the violations remained and recommended imposition of the fines.

James Nelson, property owner, said he had not filed an appeal. He said he thought the violation related to the signs on

the street, not the signs on the property.

Ms. Flynn imposed the \$6,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE21070250** Request For Extension  
1830 LAUDERDALE MANOR DR  
GIBSON, LINDA K

This case was first heard on 10/28/21 to comply by 12/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jonathan Walker, neighbor, reported on his progress addressing the violations for Ms. Gibson and requested 45 days.

Bovary Exantus, Code Compliance Officer, recommended 49 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE21100898** Citation  
400 ROYAL PLAZA DR  
GFM II LLC

This case was first cited on 10/27/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Deborah Wysocki said she had not filed an appeal but there was also no vacation rental.

Ms. Flynn imposed the \$400 fine.

**Case: CE21100757** Administrative Hearing - Appeal - Citation  
400 ROYAL PLAZA DR  
GFM II LLC

VIOLATIONS: 15-278.(e)  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING  
VIOLATION OCCURRING AT THIS PROPERTY.

Patrice Jolly, Code Compliance Officer, testified that the property had been cited on 10/23/21, to comply by 10/24/21. The property was in compliance and fines had accrued to \$200.

Deborah Wysocki did not anticipate problems in the future. She requested no fine be imposed.

Ms. Flynn denied the appeal.

**Case: CE21080017**  
2328 NW 15 CT  
DAVIS-PETTAWAY, YOLANDA

Service was via posting at the property on 11/10/21 and at City Hall on 11/24/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND  
WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND  
COVER.

9-304(b)

THE GRAVEL DRIVEWAY AT THE EAST SIDE HAS WEEDS GROWING INTO IT AND IS NOT WELL GRADED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE CHAIN LINK FENCE THAT IS DAMAGED, BENT AND MISSING THE TOP RAIL.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

**Case: FC21090002**

745 NE 15 AVE  
RAM WILTON LLC  
%LEASING OFFICE

Service was via posting at the property on 11/15/21 and at City Hall on 11/24/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: FC21100004**

700 SE 14 CT  
ROSA, JANET

Service was via posting at the property on 11/18/21 and at City Hall on 11/24/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC **COMPLIED**

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

FSS 633.222, 12/13/0

THE BUILDING IS CONSTRUCTED WITH A LIGHTWEIGHT TRUSS AND NEEDS TO BE IDENTIFIED WITH THE PROPER PLACARD.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: FC21100006**

1441 MIAMI RD  
CKDF LLC

Service was via posting at the property on 11/18/21 and at City Hall on 11/24/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A  
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE21071115**

964 NW 24 AVE

MURGIA, SANDRA K

Service was via posting at the property on 11/4/21 and at City Hall on 11/24/21.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR  
ITS SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED  
AS REQUIRED. IT HAS MISSING AND BROKEN PARTS.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Sandra Murgia, owner, said the fence was in compliance and she requested six weeks to address the swale violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21090085**

1037 NW 7 AVE

7 REASONS LLC

Service was via posting at the property on 11/20/21 and at City Hall on 11/24/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL  
DRIVEWAY IS NOT WELL MAINTAINED. THE GRAVEL DRIVEWAY IS WORN THROUGH  
AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS  
INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE  
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD,  
SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON  
THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-276(c)(3)

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

18-4.(c) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE20080902**

1514 NW 11 PL  
LUBEZKY, ASAF

Service was via posting at the property on 11/20/21 and at City Hall on 11/24/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1) **COMPLIED**

THE CHAIN LINK FENCE AT THIS PROPERTY HAS A HOLE IN IT. IT IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY HAS CRACKS, HOLES AND IS FADED.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, DIRTY AND/OR MISSING, PEELING PAINT.

18-12(a) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21080444**

1500 NW 12 ST  
HARRISON FLA LLC

Service was via posting at the property on 11/18/21 and at City Hall on 11/24/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

9-304(b) **COMPLIED**

THE ASPHALT DRIVEWAY IS NOT WELL GRADED. THERE ARE CRACKS, POTHOLES, AND THE BLACKTOP IS FADED.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE ROTTEN AND HAVE MISSING PEELING PAINT.

9-313.(a) **COMPLIED**

PROPERTY IS NOT PROPERLY IDENTIFIED BY APPROVED ADDRESS NUMBERS DUE TO MISSING NUMBERS.

18-12.(a) **COMPLIED**

47-21.16.A. **COMPLIED**

THERE ARE TWO DEAD PALM TREES ON THIS PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE21090079**

1712 NW 15 AVE  
SFR XII MIAMI OWNER 1 LP

Service was via posting at the property on 11/20/21 and at City Hall on 11/24/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THE CONTAINERS ARE BEING STORED IN FRONT OF THE BUILDING LINE AND NOT SCREENED FROM VIEW.

9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE BROKEN AND DISCONNECTED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND BUILDING WALLS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT AND FADED PAINT.

18-12.(a) **COMPLIED**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: ENF-CODE-19100438**

436 NW 15 WAY C  
STS GROUP USA INC

Service was via posting at the property on 11/18/21 and at City Hall on 11/24/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY.

9-276(c)(3) **COMPLIED**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-304(b)

THE PARKING LOT ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS AND NEED TO BE RESTRIPE.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21080728**

1720 NW 25 TER

1720 NW 25TH TERRACE;

FT LAUDERDALE LAND TR ET AL

Service was via posting at the property on 11/19/21 and at City Hall on 11/24/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-278(e) **COMPLIED**

OTHER THAN DURING A STORM WARNING, SHUTTERS SHALL NOT BE PLACED TO COVER WINDOWS, BLOCKING MEANS OF EGRESS AND/OR VENTILATION.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING SUPPORT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE21090237**

1222 NW 23 TER

PARKER, VERA

Service was via posting at the property on 11/19/21 and at City Hall on 11/24/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IN ADDITION, THERE IS DISCARDED APPLIANCES BEING STORED ON THE PROPERTY.

18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF AT THE SUBJECT PROPERTY APPEARS IN DISREPAIR WITH A TARP COVERING AREAS OF THE ROOF.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. IN ADDITION, THE GRAVEL DRIVEWAY ON THE PROPERTY IS IN DISREPAIR AND REQUIRES MAINTENANCE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)

THE CANOPY THAT IS INSTALLED AT THE SUBJECT PROPERTY IS NOT BEING MAINTAINED. THE CANOPY IS MISSING THE TOP COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE TAKING PLACE AT THE SUBJECT RS-8 ZONED PROPERTY. THE ILLEGAL STORAGE CONSISTS OF BUT IS NOT LIMITED TO BUCKETS, GAS CANISTERS, DISCARDED APPLIANCES, DERELICT GO-KART, TIRES AND OTHER MISCELLANEOUS PERSONAL ITEMS.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

**Case: CE21090496**

1608 NW 5 AVE

FERACE, JAMES E JR (AGD) H/E;

STEFANOV, PATRICK

Service was via posting at the property on 11/19/21 and at City Hall on 11/24/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-279(e) **COMPLIED**

18-1.

THERE IS STAGNANT WATER SITTING IN THE JACUZZI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c)

THERE IS A DERELICT MOTORCYCLE AND DERELICT TRAILER ON THE PROPERTY.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE TAKING PLACE AT THE SUBJECT RDS-15 ZONED PROPERTY THAT CONSISTS OF BUT NOT LIMITED TO, PLASTIC PALLET, DISCARDED JACUZZI, PIECES OF WOOD AND OTHER MISCELLANEOUS ITEMS.

9-304(b)

THE DRIVEWAY ON THE PROPERTY ARE NOT PROPERLY MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY WHICH HAVE OVERGROWTH AND DOES NOT MEET THE REQUIREMENTS AS PER SECTION 9-304.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE21070912**

1713 NE 7 TER  
STOREY, ANITA M

Service was via posting at the property on 11/18/21 and at City Hall on 11/24/21.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE.

9-308(b)

THE ROOF IS STAINED AND DIRTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A

BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$20 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$20 per day, per violation.

**Case: CE21090575**

1309 NW 8 AVE  
PINE SHADOWS HOME OWNERS ASSN;  
PHASE II & III INC

Service was via posting at the property on 11/13/21 and at City Hall on 11/24/21.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **COMPLIED**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE21080758**

1220 N ANDREWS AVE  
PAULSON, GARY; GARY PAULSON TR

Service was via posting at the property on 11/10/21 and at City Hall on 11/24/21.

Evan Oakes, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THE WHITE FORD SUV HAS AN EXPIRED TAG.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Oakes presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21090228**

501 NW 6 ST  
SUNSHINE SHIPYARD II LLC

Service was via posting at the property on 11/16/21 and at City Hall on 11/24/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY AND/OR ITS SWALE. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21060648, CE-20101307, CE-20010603) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT-OF-WAY AREAS.

Officer Caracas presented the case file into evidence. He requested a finding of fact that violation 18-12.(a) had existed as cited and was a recurring violation, and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City that violation 18-12.(a) had existed as cited and was a recurring violation, and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day.

**Case: CE21100046**

3011 SW 9 ST  
TAH 2018-1 BOROWER LLC

Service was via posting at the property on 11/10/21 and at City Hall on 11/24/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

**Case: CE21070957**

2120 NW 21 TER 1-2  
PICO TURQUINO INVESTMENT LLC

This case was first heard on 9/30/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting a \$580 fine.

Ms. Flynn imposed a fine of \$580 for the time the property was out of compliance.

**Case: CE21080895**

619 NW 12 AVE  
SPECTRUM MANAGEMENT LLC

This case was first heard on 10/28/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,100 fine.

**Case: CE21100414**

Citation

1040 SW 30 ST  
US BANK TR NA TRUSTEE;  
% RESICAP

This case was first cited on 10/13/21 to comply by 10/13/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$13,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE20080860**

1001 SW 31 ST  
SMITH, SADIE V

This case was first heard on 5/11/21 to comply by 11/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080016**

2340 NW 15 CT  
BRADLEY, J D JR & ALYCE

This case was first heard on 9/30/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE21071043**

Citation - Vacate Order Imposing the Fine Dated 10/28/21 & Reimpose

1520 SE 10 ST  
MERCURIO, ROBERT JOHN

This was a request to vacate the order dated 10/28/21 and reimpose the fine of \$10,400.

Ms. Flynn vacated the Order dated 10/28/21 and imposed the \$10,400 fine

**Case: CE-19120667**

748 NW 22 RD  
JAZBROWHOMES LLC

This case was first heard on 8/26/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,400 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE21060283**

1704 NW 9 ST  
SPIRIT OF JESUS DELIVERANCE; CENTER INC

This case was first heard on 9/30/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE21060019**

2016 NW 13 AVE  
HALLMAN, JACK E & WILLIE D

This case was first heard on 8/26/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE20110220**

1709 NW 14 ST  
WELLS, PATRICK

Vacate Violations 9-280(h)(1) & 9-306

This was a request to vacate violations 9-280(h)(1) & 9-306.

Ms. Flynn vacated violations 9-280(h)(1) & 9-306.

**Case: CE21080077**

1125 N ANDREWS AVE  
KASOKER, LIEL

Citation

This case was first cited on 10/15/21 to comply by 10/16/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,000 fine.

**Case: CE21050835**

1034 NW 8 AVE 1-2  
SIKTIR CORP

This case was first heard on 9/14/21 to comply by 9/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE21070394**

1725 NW 6 AVE  
BUTIL, SHIMON

This case was first heard on 9/30/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$875 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$875 fine, which would continue to accrue until the property was in compliance.

**Case: CE21080713**

Citation

1324 NE 13 AVE  
REINA, MARC

This case was first cited on 10/20/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was in compliance as of 11/4/21 and no fines had accrued.

The City closed the case.

**Case: CE21050671**

Vacate Order Imposing the Fine Dated 10/28/21 and Close

900 NE 20 AVE  
F&B WATERFRONT LLC

This was a request to vacate the Order dated 10/28/21 and close the case.

Ms. Flynn vacated the Order dated 10/28/21 and closed the case.

**Case: CE20020154**

1212 NW 19 CT  
POWELL, FRANCIS L

This case was first heard on 9/30/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE21100643**

Citation

1116 NE 16 TER  
MORENO, ANDRES

This case was first cited on 10/20/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$4,800 fine.

**Case: CE21100381**

Citation

744 NE 16 AVE  
PEREZ, OSCAR G

This case was first cited on 10/14/21 to comply by 10/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE19061768**

425 NE 8 ST  
LYNCH, RALPH L

This case was first heard on 3/25/21 to comply by 4/4/21 and 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,225.

Gustavo Caracas, Code Compliance Officer, recommended a 182-day extension.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.  
Ms. Flynn took a brief break.

**Lien Reduction Hearings**

**Case: CE20110082**

1905 MIAMI RD  
VACA, MARIA ELENA

Katrina Jordan, Presenter, testified that the lien amount was \$19,950 and City administrative costs totaled \$1,041.95. The City was requesting \$14,962.50.

Maria Vaca stated the violations were complied prior to the July 29 hearing and she had submitted evidence to that effect.

Porshia Williams said both Reginald White, Code Compliance Supervisor and Stephanie Bass, Code Compliance Supervisor had inspected the property and Ms. Vaca disagreed with their assessments. Ms. Williams had also visited the property with Supervisor Bass and the property was not in compliance then.

Ms. Flynn reduced the lien amount to \$9,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21020829**

646 NW 10 TER  
LEE, SUK HAN DOROTHY

Katrina Jordan, Presenter, testified that the lien amount was \$9,175 and City administrative costs totaled \$791.22. The City was requesting \$4,587.50.

Steve Zimmerman, property manager, said a tenant had refused access to the property to make the repairs. After eviction, they had been able to address the violations. He noted that the initial inspector had left the City and Mr. Zimmerman thought the violations were complied but later found out they were not and fines had been accruing.

Ms. Flynn reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: BE20080077**

5421 BAYVIEW DR  
EPSTEIN, IRA

Katrina Jordan, Presenter, testified that the lien amount was \$7,150 and City administrative costs totaled \$869.68. The City was requesting \$2,145.

Louis Zaretsky, attorney, said the owner lived in New York and had not received notification of the violations at home. The owner had also been hospitalized with Covid and a heart issue. He had been unaware that a permit had been opened for the property.

Ms. Hasan said the Massey notice, Final Order and Notice of Violation were all sent to the New York address.

Ms. Flynn reduced the lien amount to \$1,400 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21060215**

591 SW 27 AVE  
27TH AVENUE PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$14,250 and City administrative costs totaled \$453.48. The City was requesting \$4,275. No appeal had been received for the citation.

Chadi Bleibel, owner, said he had begun addressing the violation immediately, but the first contractor had not done the work so they had hired a second contractor. He had shown the inspector the documents, but been told that he could do nothing about the fines until the violation was in compliance.

Ms. Flynn reduced the lien amount to \$1,700 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21080284**

2642 FLAMINGO LN  
BAKER, MORGAN & NALENE R

Katrina Jordan, Presenter, testified that the lien amount was \$12,400 and City administrative costs totaled \$270.01. The City was requesting \$3,720. No appeal had been received for the citation.

Tamara Davis, property manager, said she had a couple of deaths in the family and had needed to reschedule inspections, causing the delay. She said Covid had seriously affected her business and the fine would present a significant financial hardship.

Nalene Baker, owner, thanked the City.

Ms. Flynn reduced the lien amount to \$1,200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19091003**

3051 NE 41 ST  
CORRIGAN, KEVIN

Katrina Jordan, Presenter, testified that the lien amount was \$9,400 and City administrative costs totaled \$1,613.40. The City was requesting \$7,050.

Kevin Corrigan, owner, said a contractor had informed him that the work did not require a permit and then walked off the job. It had taken time to find a second contractor. The property had been sold for \$1.8 million and there was money in escrow for the lien.

Ms. Flynn reduced the lien amount to \$7,050 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21050360**

4040 GALT OCEAN DR 333  
JARAMILLO ENTERPRISES OF SF INC

Katrina Jordan, Presenter, testified that the lien amount was \$12,800 and City administrative costs totaled \$406.95. The City was requesting \$6,400. No appeal had been received for the citation.

Andrew Schein, attorney, referred to the City's instructions for complying a vacation rental case, which allowed an owner an initial 10 days to apply for the registration. Ms. Jordan stated the City had changed this process and now used only citations to address vacation rental violations. The owner must remove the listing or complete the process within 15 days. She said the portion of the website to which Mr. Schein was referring was for inspection reports, not specifically vacation rentals.

Mr. Schein said the owner had immediately applied and gone through the processes after receiving the citation. They had also stopped renting to new tenants. He noted that Airbnb subjected owners to fines for cancelling existing reservations. Mr. Schein explained the owners had experienced delays during the process.

Ms. Hasan pointed out that the lien reduction hearing was not for relitigating cases. She supported the City's requested amount.

Ms. Flynn reduced the lien amount to \$4,200 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

**Case: CE08101048**

1431 SW 24 CT  
PIRITA APARTMENTS INC

Katrina Jordan, Presenter, testified that the lien amount was \$292,000 and City administrative costs totaled \$646.87. The City was requesting \$58,400.

**Case: CE08101049**

1433 SW 24 CT  
PIRITA APARTMENTS INC

Katrina Jordan, Presenter, testified that the lien amount was \$292,000 and City administrative costs totaled \$232.34. The City was requesting \$58,400.

Joseph Castiglione said the requirement to connect to the sewer system came during a time of financial hardship for the owner. At the time, he did not have the means to make the upgrades to the sewer system. He had made the connection as soon as he could afford it. Mr. Castiglione added that this owner had no other violations at this property since he owned it.

Ms. Flynn reduced the lien amount to \$28,000 for both cases payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE08021407**

2000 NW 13 AVE  
BROWN, ROBERT

Katrina Jordan, Presenter, testified that the lien amount was \$214,900 and City administrative costs totaled \$1,042.14. The City was requesting \$42,980.

Robert Brown stated he had not owned the property since 2010 and was unaware of the fines. He had vacated the property in 2008 under threat of foreclosure. Mr. Brown said the electrician had been paid but had walked off the job before it was complete. He said it had taken the bank two years to foreclose on the property. He said this lien had not shown up in a search of his debts in 2015, while he was going through the bankruptcy process. Mr. Brown noted there had been several owners of this property since it was foreclosed upon.

Ms. Hasan stated the property had been in foreclosure and a certificate of title issued, which would have wiped out the lien. In recognition of that, the City had issued an administrative partial release of lien, but the foreclosure did not release the fines. New titles were clear due to the foreclosure, but the fines remained against Mr. Brown.

Ms. Flynn reduced the lien amount to \$2,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

**Case: CE21050519**

2801 SW 9 AVE  
NSA REALTY OF FLORIDA LLC

Katrina Jordan, Presenter, testified that the lien amount was \$2,000 and City administrative costs totaled \$380.40. The

City was requesting \$1,000. No appeal had been received for the citation.

**Case: CE21050522**

2811 SW 9 AVE  
NSA REALTY OF FLORIDA LLC

Katrina Jordan, Presenter, testified that the lien amount was \$3,200 and City administrative costs totaled \$380.40. The City was requesting \$1,600. No appeal had been received for the citation.

Shlomo Nahmias said they had complied the violation, but during the process their electrician had been hospitalized. He said they had spent over \$5,000 to comply. Mr. Nahmias stated he and his son had also contracted Covid.

Ms. Flynn reduced the lien amount to \$1,200 for both cases payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE21071008**

6750 NE 21 RD 109  
LOPEZ, HELMAN JESUS VALENCIA  
PENA, MARIA EUGENIA PATRICIA B

Katrina Jordan, Presenter, testified that the lien amount was \$14,000 and City administrative costs totaled \$362.01. The City was requesting \$7,000. No appeal had been received for the citation.

Monica Valencia, daughter of the owners, said the tenant had rented the condo out as a vacation rental without her parents' knowledge or permission. When she contacted Airbnb, they refused to remove the ad. She had subsequently needed to evict the tenant. They had also had to pay for a locksmith to enter the property and to make repairs to the damage the tenants had done. Ms. Valencia said she supported her parents as well as her children. She could not afford to pay more than administrative costs.

Ms. Flynn reduced the lien amount to \$362.01 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Staff entered pages 66 and 67 of complied, closed, withdrawn and rescheduled cases as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21080897                      CE21100118                      CE21040982

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20080189

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

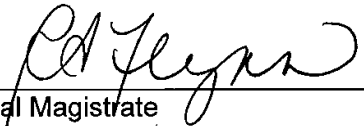
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

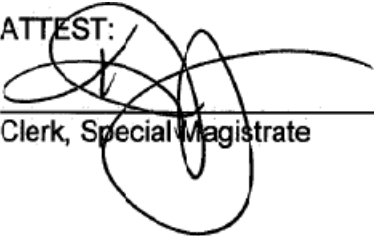
**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

SE21060067                      CE21090721                      CE21100702                      CE20120988

There being no further business, the hearing was adjourned at 2:05 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate